

United States Department of the Interior  
National Park Service

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MAR 1 1994

National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Beers House/Hotel

other names/site number \_\_\_\_\_

2. Location

street & number 65 North 100 East

N/A not for publication

city or town Pleasant Grove

N/A vicinity

state Utah code UT county Utah

code 049 zip code 84062

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination    request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets    does not meet the National Register criteria. I recommend that this property be considered significant    nationally    statewide X locally. (   See continuation sheet for additional comments.)

[Signature]  
Signature of certifying official/Title

1/8/94  
Date

Utah Division of State History, Office of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property    meets    does not meet the National Register criteria. (   See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register.  
   See continuation sheet.
- determined eligible for the National Register.  
   See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)  
\_\_\_\_\_

for  
Signature of the Keeper Date of Action

Edson W. Beall 4/7/94

Entered in the  
National Register

Beers, Franklin, House/Hotel  
Name of Property

Pleasant Grove, Utah County, Utah  
City, County, and State

### 5. Classification

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	Total

**Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

N/A

### 6. Function or Use

**Historic Functions**

(Enter categories from instructions)

DOMESTIC: dwelling

COMMERCE: hotel

**Current Functions**

(Enter categories from instructions)

COMMERCE: business

### 7. Description

**Architectural Classification**

(Enter categories from instructions)

ITALIANATE

**Materials**

(Enter categories from instructions)

foundation STONE

walls STUCCO

ADOBE

roof Shingle

other WOOD (trim, porch)

### Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

X See continuation sheet(s) for Section No. 7

Beers, Franklin, House/Hotel  
Name of Property

Pleasant Grove, Utah County, Utah  
City, County, and State

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" on one or more lines for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" on all that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

### Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

### Period of Significance

1885-1895

1930

### Significant Dates

1885

1930

### Significant Person

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Thomas Featherstone, masonry; E.J. Ward & Sons,

Charles O. and Joseph H., carpentry;

1930 remodeling: Markham, Fred (architect)

## Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 8

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

### Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

### Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: \_\_\_\_\_

See continuation sheet(s) for Section No. 9

Beers, Franklin, House/Hotel  
Name of Property

Pleasant Grove, Utah County, Utah  
City, County, and State

### 10. Geographical Data

Acreage of property 0.21 acres

#### UTM References

(Place additional UTM references on a continuation sheet.)

A 1/2 4/3/7/3/6/0 4/4/6/8/3/1/0  
Zone Easting Northing

B / / / / / / / / / /  
Zone Easting Northing

C / / / / / / / / / /

D / / / / / / / / / /

#### Verbal Boundary Description

(Describe the boundaries of the property.)

COM. 100 FT. S. OF NE COR. OF LOT 1, BLK 36, PLAT A, PLEASANT GROVE CITY SURVEY; S. 100 FT.: W. 5 1/2 RDS.; N 100 FT; E 5 1/2 RDS. TO BEG. Tax ID#: D-235.

     See continuation sheet(s) for Section No. 10

#### Boundary Justification

(Explain why the boundaries were selected.)

The boundary describes the same parcel of ground that has been associated with the house/hotel since its construction.

     See continuation sheet(s) for Section No. 10

### 11. Form Prepared By

name/title Beth R. Olsen, Researcher/USHPO Staff

organization Pleasant Grove Historic Preservation Commission

date January 1994

street & number 30 East Center

telephone (801)785-2269

city or town Pleasant Grove

state UT zip code 84062

### Additional Documentation

Submit the following items with the completed form:

- Continuation Sheets
- Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.  
A Sketch map for historic districts and/or properties having large acreage or numerous resources.
- Photographs: Representative black and white photographs of the property.
- Additional items (Check with the SHPO or FPO for any additional items.)

### Property Owner

name William West

street & number 48 N. 1400 E.

telephone (801) 785-7001

city or town Pleasant Grove

state UT zip code 84062

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Section No. 7 Page 1

Beers, Franklin, House/Hotel, Pleasant Grove, Utah County, UT

Narrative Description

The Beers House/Hotel, constructed of adobe in 1885, is a two-story cross-wing Italianate style house with a hip roof. Stucco was applied to the exterior walls as a part of a 1930 remodeling. A 1993 remodeling involved other minor alterations to the exterior and interior, but overall the house retains a high degree of its original integrity. The house is located on a residential lot one block east of Main Street in the heart of the town. The building maintains its historic character and continues to contribute to the architectural heritage of Pleasant Grove.

The adobe bricks are 12 x 5 x 4 inches and are laid two wythes thick. Italianate features include an asymmetrical plan and facade, a low hipped roof, and bracketed eaves and cornices. The paired, tall, narrow windows include pedimented lintels with rosettes in the centers. In 1930, small porches were removed, the exterior walls were stuccoed and quoins were added. French doors, side-lights flanking the main front door, and a balcony porch with a balustrade were other changes made to the facade that are in keeping with the original style. Plumbing components and electrical wiring were installed. Closets and storage spaces were added and a basement was excavated under the southwest rooms. Twin archways were opened between the southeast and southwest living rooms and a fireplace was added between the archways.<sup>1</sup>

In 1993, the building again underwent renovation that included rewiring and replumbing. The front wooden door was replaced with a metal door of like appearance. The side-lights were replaced with solid glass side-lights of the same size. The twelve-light French doors were replaced with single-light metal doors. No other changes to the facade or exterior have been made. Uneven plaster walls on the interior were covered with a layer of sheetrock, bringing the walls flush with the interior woodwork.<sup>2</sup> No changes to interior wall placement or ceiling height have occurred.

\_\_\_ See continuation sheet

<sup>1</sup> West, Lois Hayes, "A History of the Beers Hotel/Residence", typescript, (no date), in possession of the Pleasant Grove Historic Preservation Commission. She and her husband, Eleroy West, were the second owners and long term residents of the building. They had this work done on the house after purchasing it in 1925.

<sup>2</sup> Interview with the owner, William West, and tour of the building, October 26, 1993, by Beth R. Olsen, and Mildred Sutch.

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**National Register of Historic Places  
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Section No. 8 Page 2

Beers, Franklin, House/Hotel, Pleasant Grove, Utah County, UT

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**Narrative Statement of Significance**

The Beers House/Hotel is both historically and architecturally significant in the community of Pleasant Grove. Franklin and Elizabeth Beers had this Italianate style house constructed in 1885 to serve as a hotel and residence for their family. This hotel identifies with the development of Pleasant Grove as a stopping place for many travelers passing through and for immigrants trying to establish homes. The Beers Hotel is significant architecturally as one of only two Italianate buildings constructed in Pleasant Grove and because it retains the character-defining features and integrity of this ornate style.

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The Beers House/Hotel is located on 100 East, a major thoroughfare in Pleasant Grove. The town's first school and city hall were also built on 100 East, a road that extends north to American Fork. The Beers House/Hotel was within a diffused central core that included a railroad depot to the west, the Mormon tabernacle to the east and the Presbyterian Church to the north.

The Beers House/Hotel was one of three hotels in the city of Pleasant Grove during the late 19th and early 20th centuries. The Hawley House, the first hotel in Pleasant Grove, was built of soft rock in 1870 by Captain Hawley<sup>3</sup> (and was demolished in the 1960s). The Mayhew House, a one and one-half story frame house built c.1860, was run as a boarding house by Elijah and Sarah Young Mayhew in the late 1890s and early 1900s, and is one of the oldest remaining houses in Pleasant Grove.

The residential scale of these three house/hotels was common for travel accommodations. Multiple use of a residential building was also common and is illustrated by the fact that the Beers House/Hotel was not only known as the Pleasant Grove Hotel,<sup>4</sup> it was later called Beers' Hall<sup>5</sup>. Other similar establishments combining hotel and hall may be seen in the example of Fairfield Hotel and Amusement Hall of the same period<sup>6</sup>.

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<sup>3</sup> Memories that Live: A Centennial History of Utah County. Springville, UT: Daughters of Utah Pioneers, 1947.

<sup>4</sup> Sanborn Fire Insurance Map, 1890.

<sup>5</sup> Utah State Gazetteer, 1903-04, p. 261.

<sup>6</sup> Daughters of the Utah Pioneers, Memories That Live: A Centennial History of Utah County. Springville, Utah: 1947.

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Beers, Franklin, House/Hotel, Pleasant Grove, Utah County, UT

Pleasant Grove was first settled by Mormon pioneers in the summer of 1850. Farming was a mainstay from the town's settlement and to irrigate the various parcels of ground a crude dam c.1851 to carry the water to their lands. A large influx of settlers occurred and the first school was built in 1852. After the Golden Spike was driven to complete the transcontinental railroad at Promontory on May 10, 1869, a new era of development began in the West. The influx of new people attracted by the mining industry also encouraged growth through this region. In 1873, Pleasant Grove's first train arrived at their station.

Pleasant Grove's development was further encouraged by individuals providing accommodations and supplies for travelers as well as residents of the community. In addition to building one of the first hotels in Pleasant Grove, Franklin Beers developed a mercantile store with a butcher shop, tin shop, tailor shop, and shoe store with livery stable attachments. Franklin and Elizabeth built this hotel/residence in 1885 near his general merchandise store. "Frank Beers, our enterprising merchant, is finishing up a very fine dwelling house just north of his store. B will keep travelers."<sup>7</sup>

In 1885, Thomas Featherstone, a mason from Lehi, laid the adobe bricks and is believed to have plastered the interior walls. William L. Hayes, a 15 year-old clerk in the Beers Mercantile, carried the hod (a mason's tool or tray). E.J. Ward, who operated a planing and finishing mill at 200 South 200 East in Pleasant Grove, was hired to do the carpentry and finish work. The wood came from Mr. Ward's sawmill in American Fork Canyon. All interior and exterior woodwork was done by Mr. Ward and his two sons, Charles O. and Joseph H. Ward.<sup>8</sup>

Franklin Beers was born August 16, 1843<sup>9</sup> in New York when his parents were traveling from England to Nauvoo, Illinois. In 1848 he and his mother, Susan Gazy Beers, crossed the plains with a group of Mormon pioneers arriving in Salt Lake City in the fall of that year (his father had previously returned to the East). They moved to Pleasant Grove in 1850.

Beginning at an early age Franklin took an active part in the settlement and financial growth of Utah. He participated in the Blackhawk Indian War and traveled across the plains numerous times to assist the immigrant pioneers. His step-father often sent him with the wagon to act as an escort for Brigham Young on his early trips to southern Utah.

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<sup>7</sup> The Home Sentinel, "Correspondence from Pleasant Grove", Manti, Utah, May 29, 1885, p. 1.

<sup>8</sup> West, Lois Hayes, "Description of the Beers Hotel".

<sup>9</sup> Browning, Mary Almira Beers, and McArthur, Clara Jane Beers, "Biography of Franklin Beers", typescript, DUP Histories, Pleasant Grove City Library. This is believed to be the correct birth date. However, a conflicting date of October 18, 1842 is given in the Deseret News July 29, 1905 obituary of Franklin Beers.

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Beers, Franklin, House/Hotel, Pleasant Grove, Utah County, UT

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Elizabeth Glines Beers was born in Harris Grove, Iowa on March 13, 1852, the daughter of James Harvey and Elizabeth Ann Myers Glines. She arrived in Salt Lake City with her family on October 4 of that same year. They made their home in Cedar Fort, Utah County in April 1853. Franklin Beers was Elizabeth's teacher at Cedar Fort school prior to their marriage on April 26, 1869 in the Endowment House in Salt Lake City.

She assisted Franklin in his mercantile business that he and Benjamin Driggs bought from George H.A. Harris in 1879. They sold stock in this business and operated as the Battle Creek Co-op. Owners of the Pleasant Grove Co-op sued Driggs and Beers and the Battle Creek Co-op was dissolved. Beers then built his own modern two story mercantile shop (no longer in existence) c.1884 on the corner of Center Street and 100 East. This mercantile business is considered a forerunner to the department store because it included a shoe shop, butcher shop, tailoring shop, a millinery run by Elizabeth and their daughters, an upstairs dance hall, and a livery stable at the rear. Elizabeth Beers managed the hotel while raising their nine children in the house.

The Beers operated both businesses successfully until 1895--the 1893 financial panic and the extension of credit had begun to make their merchandise business unprofitable. They retained ownership of the Pleasant Grove properties, but moved to Vernal in 1895, where Elizabeth's father had moved. In Vernal, Franklin established a mercantile in which his wife and daughters again operated a millinery shop. Beers introduced the first bee industry in the Uintah Basin. From this business, he shipped the first railroad car loads of honey from Utah to the eastern states.

In a very short time, they recouped their losses and moved to Provo where they built a home on Academy Avenue. Elizabeth and her daughters established a millinery shop in Provo. Franklin Beers passed away, July 28, 1905, owning considerable property in Vernal, Pleasant Grove, and Provo. Elizabeth and their daughters retained ownership of the Pleasant Grove hotel until 1925. The hotel/residence was rented during the years they lived in Vernal and Provo.<sup>10</sup>

The hotel/residence was purchased by Eleroy and Lois West in 1925. In 1930, under the direction of Fred Markham,<sup>11</sup> a prominent Provo architect, the Wests had the small porches removed, the exterior walls stuccoed and quoins added. Other alterations on the facade included the installation of French doors, side-lights flanking the front door and a balcony porch with balustrade. Plumbing and

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<sup>10</sup> Browning, Mary Almira Beers and Clara Jane Beers McArthur, "Biography of Franklin Beers" and "Biography of Elizabeth Ann Glines Beers", typescript, DUP Histories, Pleasant Grove Library.

<sup>11</sup> John Markham, a descendent of Fred Markham, was contacted concerning the possibility of drawings existing from the 1930 remodelling. The old drawings are believed to have been lost in a flood.



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Beers, Franklin, House/Hotel, Pleasant Grove, Utah County, UT

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electrical wiring were installed, closet and storage spaces were added, a basement was excavated under the southwest rooms, and archways were opened and a fireplace installed between the southeast and southwest living rooms.

The Wests were natives of Pleasant Grove, having both attended school there and graduated from Brigham Young University. They were married on June 2, 1920, and raised five children. Both were prominent members in the community, the local Mormon Church, and in education. Lois West was born October 23, 1897. She taught school in Pleasant Grove and Nevada for 18 years, was an accomplished musician, and organized the first PTA in the community as well as the first school lunch program. She was a member of Utah Federated Women. Eleroy West was born January 2, 1895. He earned a degree from the University of Utah as well as BYU, taught school for 35 years in Utah, and worked for the U.S. Forest Service during summer months. He served in France in WWI. Eleroy was instrumental in forming the National Guard in Utah County and served as commanding officer for all counties from Utah County to the southern border of Utah. He served in the United States during WWII with the National Guard; after serving 27 years, he retired with the rank of Colonel. Lois passed away July 8, 1991, and Eleroy died March 5, 1993 having lived in the house for 66 years.<sup>12</sup>

A grandson of Lois and Eleroy, William G. West, purchased the building, refurbished it, and moved his two businesses, EBS Electronic Business Systems and Knight West Construction, into the spacious building. William is a native of Pleasant Grove and is currently serving as an elected Pleasant Grove City Councilman.

The Beers Hotel is significant architecturally as one of only two Italianate style buildings constructed in Pleasant Grove. The Italianate style did not become popular in Utah until after the Civil War and was not common in outlying communities until the 1880s. The Beers Hotel takes the shape of the commonly used cross-wing form and is characterized by a low-pitched hip roof, overhanging eaves, bracketed cornices and hooded window heads. Other characteristics include an asymmetrical plan and facade. The changes made to the building in the 1930s, including the stuccoed exterior with quoins and the balcony porch, are in keeping with the Italianate style. This hotel/house retains its character and contributes to the community's architectural heritage.

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<sup>12</sup> Pleasant Grove Review, July 10, 1991, p. 4; March 11, 1992, p. 8.

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Beers, Franklin, House/Hotel, Pleasant Grove, Utah County, UT

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- Interview with Eleroy West by the Pleasant Grove Certified Local Government, February 1985.
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Section No. PHOTOS Page 7

Beers, Franklin, House/Hotel, Pleasant Grove, Utah County, UT

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Common Photo Label Information:

1. Beers, Franklin, House/Hotel
2. Pleasant Grove, Utah County, Utah
3. Photographer: Beth R. Olsen
4. Date: December, 1993
5. Negative on file at Utah SHPO.

Photo No. 1

6. East elevation of building. Camera facing west.

Photo No. 2

6. South elevation of building. Camera facing north.

Photo No. 3

6. West (rear) elevation of building. Camera facing east.

Photo No. 4

6. North elevation of building. Camera facing south.